171.0	0002	0011.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,318,600	/	1,318,600
USE VALUE:	1,318,600	/	1,318,600
ASSESSED:	1,318,600	/	1,318,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORINGER LESLIE A--ETAL
Owner 2:	COLEMAN MARK
Owner 3:	
Street 1:	65 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,541 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 4521 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13541.000	740,200		578,400	1,318,600
Total Card	0.311	740,200		578,400	1,318,600
Total Parcel	0.311	740,200		578,400	1,318,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.66 | /Parcel: 291.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0002-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	653,100	0	13,541.	578,400	1,231,500	1,231,500	Year End Roll	12/18/2019
2019	104	FV	487,400	0	13,541.	578,400	1,065,800	1,065,800	Year End Roll	1/3/2019
2018	104	FV	503,500	0	13,541.	512,300	1,015,800	1,015,800	Year End Roll	12/20/2017
2017	104	FV	503,500	0	13,458.	428,300	931,800	931,800	Year End Roll	1/3/2017
2016	104	FV	503,500	0	13,458.	428,300	931,800	931,800	Year End	1/4/2016
2015	104	FV	477,600	0	13,458.	370,700	848,300	848,300	Year End Roll	12/11/2014
2014	104	FV	477,600	0	13,458.	358,300	835,900	835,900	Year End Roll	12/16/2013
2013	104	FV	477,600	0	13,458.	341,000	818,600	818,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13245

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21327-70		8/1/1991		310,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1853	Addition	118,500	O				3 CAR ADDIT W/2BED
4/12/2016	441	Redo Bat	6,900					BATH RENO
10/21/2004	1034	Re-Roof	5,900	C				
8/2/2002	628	Redo Kit	12,000	C		G4	GR FY04	
7/12/1999	410	Addition	50,000	C				20X25 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
2/14/2000	Inspected	263	PATRIOT
12/28/1999	Mailer Sent		
12/16/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13541		Sq. Ft.	Site		0	70.	0.61	8									578,362						578,400	

Patriot Properties Inc.

User Acct	113335
GIS Ref	
GIS Ref	
Insp Date	10/06/18

!13245!

PRINT

Date	Time
12/11/20	03:13:57

LAST REV

Date	Time
09/23/20	15:36:21
danam	

USER DEFINED

Prior Id # 1:	113335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.31086	Total SF/SM:	13541	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	578,362	Spl Credit		Total:	578,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.91582274
Const Adj.:	0.99980003
Adj $ / SQ:	114.455
Other Features:	181500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	909312
Depreciation:	169132
Depreciated Total:	740180

COMMENTS

IN LAW APT SFL / CHK ADD. See plan 806 of 1984 for corrected land size.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

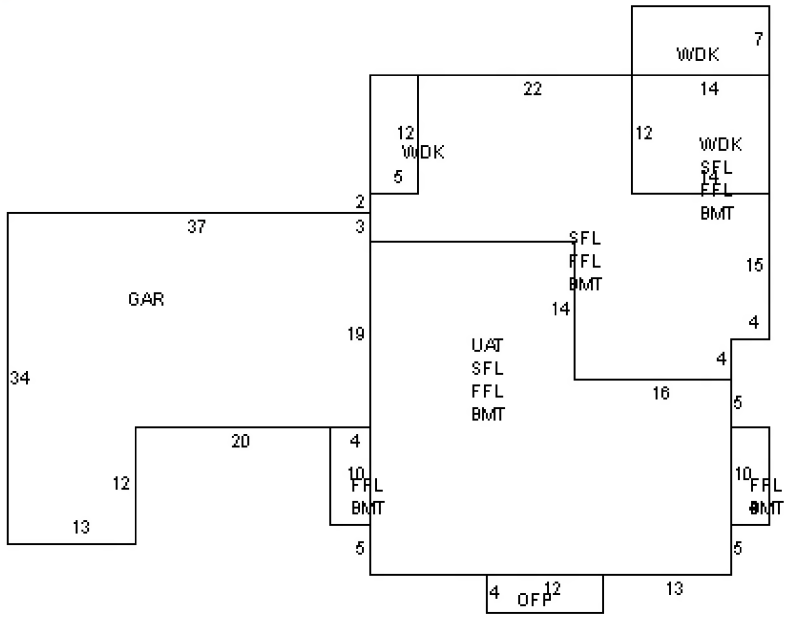
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.49
Special Features:	0	Val/Su Net:	97.81
Final Total:	740200	Val/Su SzAd	187.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,015	38.800	78,182
FFL	First Floor	2,015	114.450	230,627
SFL	Second Floor	1,935	114.450	221,470
GAR	Garage	970	17.570	17,047
WDK	Deck	326	9.070	2,955
UAT	Upper Attic	259	68.100	17,604
OFP	Open Porch	48	43.990	2,112
	Net Sketched Area:	7,568	Total:	569,997
Size Ad	3950	Gross Are	8343	FinArea 4521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0002-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	